

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	19758	Agenda Number	28.
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Meeting Date:	10/18/2012	Department:	Planning and Development Review
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Subject

Approve an ordinance amending the Fiscal Year 2012-2013 Schedule of Fees, Fines, and Other Charges (Ordinance No. 20120910-003) to create a new Short Term Rental registration notification fee in the amount of \$50.00, and declaring an emergency.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Jerry Rusthoven, 974-3207.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

This action will create a new short term rental notification fee that would be used to cover the cost of the notification of a short term rental registration as required in Ordinance No. 201220802-122. The registrant would be required to pay the fee. The proposed amount of this fee is \$50.

Currently the notification required in the ordinance is covered by the standard \$241 notification fee that the Planning and Development Review Department (PDRD) applies to all applications that require notice. However, there have been numerous complaints that the \$476 total fee to register a short term rental property (\$235 registration fee plus \$241 notification fee) is too high. Concerns have been expressed that these fees are discouraging compliance.

For most applications where the City Code requires a notice, the area being noticed is a 500 foot radius around the subject property. In addition, the Code requires that all utility customers, not just property owners, are notified. PDRD does not change the notification fee based upon the number of actual notices

that are sent. The standard notification fee is always used. Depending upon the density of the adjoining area the number of notices can vary greatly.

The short term rental ordinance mandates notification of only the property owners within a 100 foot radius of the subject property. By not requiring notification of all utility customers, the number of notices that may be required is greatly reduced. In addition, most short term rentals are located in single family residential areas where density is relatively low. Finally, and most importantly, the area within a 500 foot circle is 25 times greater than the area within a 100 foot circle. It is anticipated that the average short term rental notice would go out to only about a dozen nearby properties.

In addition to the cost of postage there are additional costs associated with mailing out notice. These costs include paper and envelopes, mapping the subject property in the GIS, preparing the address labels and stuffing the envelopes. PDRD is confident that \$50 accurately reflects the costs of fulfilling the notice requirements of the short term rental ordinance.